

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION



Board of Zoning Appeals Staff Reports 2021

**Monday, March 15, 2021
7:00 P.M.
Virtual**

**Agenda
Board of Zoning Appeals
Springfield, Ohio
Monday, March 15, 2021
7:00 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of February 17, 2021 Meeting Minutes** ACTION
- 4. Swearing In of Witnesses** ACTION
- 5. Case #21-A-08** DISCUSSION
Request from Toni Naill for a conditional use permit for a nail
salon at 1146 E Home Road in a CO-1, Commercial Office
District & ACTION
- 6. Case #21-A-09** DISCUSSION
Request from Springfield Animal Hospital for a conditional use
permit for a veterinary clinic at 2200 N Limestone Street in a CC-
2, Community Commercial District & ACTION
- 7. Case #21-A-10** DISCUSSION
Request from Mariana Collazo for a variance from Chapter 1101.03
to allow an accessory structure on a residential lot without a
principal structure at 2502 Lagonda Avenue in a RS-8, Medium-
Density, Single-Family Residence District & ACTION
- 8. Case #21-A-11** DISCUSSION
Request from Kettering Network Services for a variance from
Chapter 1150 to locate a generator in a front yard setback at 2300
N Limestone Street in a CC-2, Community Commercial District & ACTION
- 9. Board Comments** DISCUSSION
- 10. Staff Comments** DISCUSSION
- 11. Adjourn – Next meeting is April 19, 2021** ACTION

2021 Board of Zoning Appeals Call to Order: Roll Call

Name	Term Expiration
Mark Brown	03/13/2024
James Burkhardt	03/31/2024
Rhonda Zimmers	01/06/2022
Dori Gaier	05/11/2022
Denise Williams	08/02/2022
Charles Harris	03/26/2022
Matthew Ryan	08/11/2023
Quorum - 4	

BOARD OF ZONING APPEALS

Springfield, Ohio

Wednesday February 17, 2021

7:00 P.M.

Virtual Meeting

Meeting Minutes

(Summary format)

Chairperson Ms. Dori Gaier called the meeting to order at 7:00 P.M.

MEMBERS PRESENT: Mr. Charles Harris, Ms. Rhonda Zimmers, Mr. James Burkhardt, Mr. Mark Brown, and Ms. Dori Gaier.

MEMBERS ABSENT: Mr. Mathew Ryan and Ms. Denise Williams.

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator
Cheyenne Pinkerman, Community Development Specialist.

* * * * *

SUBJECT: Approval January 20, 2021 and December 21, 2021 meeting minutes.

Ms. Gaier asked if the Board had any corrections or additions to add to the minutes.

Hearing none, Ms. Gaier asked the Board members to voice yes if they were in favor of approving the minutes. Members voiced yes.

Ms. Gaier asked if any opposed to voice nay. Hearing none, Ms. Gaier stated the minutes stand approved.

Case #21-A-06 Request from Jay Crawford for a conditional use permit for a daycare center at 2043 Memorial Dr. in a RS-5, Low Density, Single-Family Residence District

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

The applicant seeks a conditional use permit to start an adult daycare center. The center will be for developmentally disabled and hours of operation will be Monday through Friday from 8:30 AM to 1:30 PM and Saturday from 11:00 AM to 4:00 PM.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

(1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: It would not.

(2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: Yes.

(3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: Yes.

(4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: Yes. It is an existing building.

(5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Staff Comment: Yes.

(6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: It will not.

(7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: Yes, it does.

RETURNED REPORTS FROM STAFF:

Service Department: Recommend approval

Building Inspections: Recommend approval; they will need to get permits through the Fire and Building Department

Engineering Division: Recommend approval

Fire Department: Recommend approval

City Manager's Office: Recommend approval

STAFF RECOMMENDATION:

Approval of the conditional use permit.

Ms. Gaier asked if the board had any questions for Mr. Thompson. Hearing none, Ms. Gaier asked if the applicant wished to speak. Ms. Gaier asked if the board had any further questions for applicant. Hearing none, Ms. Gaier asked if there were any further questions or if anyone else wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing.

MOTION: Mr. Burkhardt made a motion to close the public hearing. Seconded by Mr. Brown. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-06.

MOTION: Motion by Mr. Brown to approve the conditional use permit. Seconded by Ms. Zimmers.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. There is no objection.
2. It is a conditional use.
3. It will help the community.

YEAS: Mr. Harris, Mr. Burkhardt, Ms. Zimmers, Mr. Brown, and Ms. Gaier.

NAYS: None.

Motion approved 5 to 0.

Case #21-A-07 Request from Collin Link for a variance from Chapter 1158.02(a) to not install new trees along the right of way at 2105 Sheridan Ave. in a M-1, General Manufacturing District.

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

The applicant seeks a variance to not install trees along the right of way. Chapter 1158.02(a) requires trees to be planted every 40 feet along a right of way for new construction. Tri State Forest is constructing a new 22,000 square foot warehouse. The applicant states the location of utility lines will require constant trimming once the trees reach maturity.

ANALYSIS for Variance:

The Board may grant a variance only where there exists a "practical difficulty" as defined by the

courts in Ohio in established case law. The Ohio Supreme Court's decision in *Kisil v. City of Sandusky*, (1984) 12 Ohio State 3d 30, is a land mark decision in establishing common law governing variances by distinguishing between "use" and "area variances." Area variances involve an exception from such requirements as yard, lot, and height standards. The Supreme Court established that a practical difficulty must exist before an area variance can be granted. Then subsequent to this case, in *Duncan v. Village of Middlefield*, (1986) 23 Ohio 3d 83, the Ohio Supreme Court more fully explained the practical difficulty standards. The factors to be considered and weighed in determining whether a property owner seeking a variance has encountered a practical difficulty in the use of his/her property include, but are not limited to:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Staff Comment: Yes. Trees could be planted closer to the new building.

2. Whether the variance is substantial;

Staff Comment: Yes.

3. Whether the essential character of the neighborhood will be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Staff Comment: No.

4. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer);

Staff Comment: No.

5. Whether the property owner purchased the property with the knowledge of the zoning restrictions;

Staff Comment: No.

6. Whether the property owner's predicament can be obviated through some method other than a variance; or

Staff Comment: Yes. Trees could be planted closer to the new building.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Staff Comment: Yes.

RETURNED REPORTS FROM STAFF:

Service/Engineering Department: Recommend approval

Building Inspections: Recommend approval

Engineering Division: Recommend approval

Fire Department: Recommend approval

City Manager's Office: Recommend approval

STAFF RECOMMENDATION:

Approval of the variance.

Ms. Gaier asked if the board had any questions for Mr. Thompson.

Ms. Zimmers asked if there was a tree that was preferred.

Mr. Thompson explained there was a list available from the forestry division but most the trees grow over 40 feet.

Ms. Gaier stated there were no trees on the property.

Mr. Thompson explained trees were not required when the building was built. Mr. Thompson stated they would only require trees in front of the building.

Ms. Gaier felt the trees would look out of place.

Mr. Thompson stated he agreed it would not look uniform.

Ms. Zimmers asked if trees would be included in the parking lot.

Mr. Thompson stated that was not required for this case. Mr. Thompson stated that was a specific requirement that states there had to be a tree within 50 feet of a parking area.

Ms. Zimmers questioned if there would be any landscaping with the new construction.

Mr. Thompson stated he had seen no plans for landscaping.

Ms. Gaier asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Gaier asked if there was anyone else that wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing,

MOTION: Ms. Zimmers made a motion to close the public hearing. Seconded by Mr. Harris. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-07.

MOTION: Motion by Mr. Burkhardt to approve a variance from Chapter 1158.02(a) to not install new trees along the right of way at 2105 Sheridan Ave. in a M-1, General Manufacturing District. Seconded by Ms. Zimmers.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. There is no objection.
2. The utility lines do propose an issue.
3. The new building will improve the area.

YEAS: Mr. Harris, Mr. Burkhardt, Ms. Zimmers, Mr. Brown, and Ms. Gaier.

NAYS: None

Motion approved 5 to 0.

Board Comments: None.

Staff Comments: None.

Subject: Adjournment

Mr. Burkhardt made a motion to adjourn the meeting. Seconded by Ms. Zimmers.

Ms. Gaier adjourned the meeting at 7:20 p.m.

Ms. Dori Gaier, Chairperson
Ms. Denise Williams, Vice-Chairperson

Agenda Item # 5

Case #21-A-08

Conditional Use

STAFF REPORT

TO: Board of Zoning Appeals

DATE: March 10, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Case #21-A-08

GENERAL INFORMATION:

Applicant: Toni Naill, 1219 W First St., Springfield, OH 45504

Owner: Target Enterprises, 1140 E Home Rd., Springfield, OH 45503

Purpose: For a conditional use permit – personal service establishment

Location: 1146 E Home Rd

Size: 0.03 acre

Existing Land Use and Zoning: Office, zoned CO-1

Surrounding Land Use and Zoning: North: Commercial, CO-1
East: Commercial, CO-1
South: Commercial, CO-1
West: Commercial, CC-2

Applicable Regulations: Chapter 1172.05 Board of Zoning Appeals: Conditional Uses
Chapter 1116.04 Conditional Uses

File Date: February 22, 2021

BACKGROUND:

The applicant seeks a conditional use permit to open a nail salon. The tenant space is currently vacant. It is located in an office park.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

- (1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: It would not.

- (2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: Yes.

- (3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: Yes.

- (4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: Yes. It is an existing building.

- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Staff Comment: Yes.

- (6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: It will not.

- (7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: Yes, it does.

RETURNED REPORTS FROM STAFF:

Service Department:	Recommend approval
Building Inspections:	Recommend approval; a certificate of occupancy and other permits made be required by the City of Springfield Building Department
Engineering Division:	Recommend approval
Fire Department:	Recommend approval
City Manager's Office:	Recommend approval

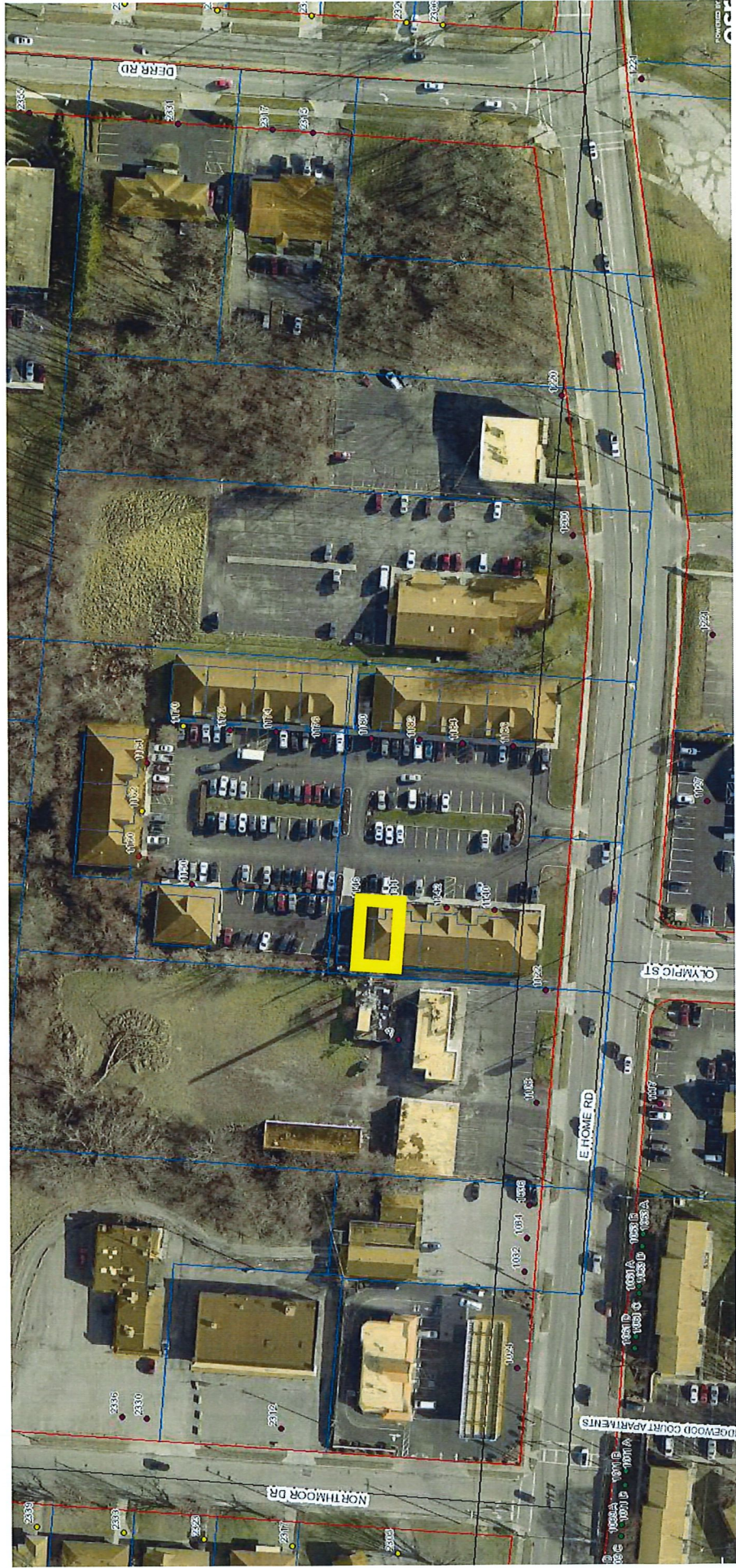
STAFF RECOMMENDATION:

Approval of the conditional use permit.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

#21-A-08
1146 E Home Rd.



#21-A-08
1146 E Home Rd.







Planning & Zoning

FOR OFFICE USE ONLY

Case #: 21-A-08

Date Received: 2/22/21

Received by: 51

Application Fee: \$ 285

Review Type:

☐ Admin ☐ CPB ☒ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

CONDITIONAL USE for Nail Salon

2. Address of Subject Property: 1146 E Home Rd 45503

3. Parcel ID Number(s): 3400300025800065

4. Full legal description attached? ☐ yes ☒ no

5. Size of subject property: 1,788 Sq Ft

6. Current Use of Property: OFFICE

7. Current Zoning of Property: CO-1

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☐ Owner

☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): TONI NAIL

Title: Realtor

Company (if applicable): Always Sunny Realty

Mailing address: 1219 W. FIRST ST

City: Springfield State: OH ZIP: 45504

Telephone: (937) 605-6041 Fax: ()

Email: teamSunny@alwayssunny.net

3. If the applicant is agent for the property owner:

Name of Owner (title holder): Stephen ERIC SWAN

Mailing Address: 101 Roscommon DR

City: SPRINGFIELD State: OH ZIP: 45503

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**

Toni Nail

Signature of Applicant

Signature of Co-applicant

Toni Nail, Realtor

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 18 day of
February, 2021

by Toni Nail (name of person acknowledged).

(seal)



RONALD E KIBLER
Notary Public, State of Ohio
My Comm. Expires Sept 21 2021
Recorded in Clark County

Ronald E. Kibler

Notary Public Signature

My commission expires: Sept 21, 2021



 Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS APPLICATION

Date: 2/17/21

Property address: 1146 E HOME Rd SPd, OH 45503

Requested Action: ☒ Conditional Use
☐ Interpretation of the Zoning Code or Map
☐ Change of a Nonconforming Use
☐ Other

Section of the Zoning code applicable: _____

Purpose of this request, including the improvements or physical changes proposed if this application is approved:

Nail Salon

Please include the following exhibits:

Exhibit A

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific. Use the space that follows (attach additional pages if necessary).

We would be adding a new small business
thats family owned. It would also
drive traffic to current businesses
in the area.

Signature: Toni Nail 2/18/21
Applicant Date

Please Print Name: TONI NAILL



Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: 1146 E Home Rd Spfld, OH 45503
Parcel No.: 3400300025 800065
Acreage: 1.788 Sq Ft
Agent Name: Toni Nail
Agent Tax Mailing Address: 1219 W. First ST
SPRINGFIELD, OH 45504
Agent Phone Number: 937-605-6041
Owner Name: Target Enterprises
Owner Tax Mailing Address: 1146 E Home Rd
SPRINGFIELD, OH 45503
Owner Phone Number: 937-390-3119
Requested Action conditional use for Nail Salon
(to be conducted by
Agent, authorized by
owner):

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner
signature:

* Tay Hannon



Printed name:

James A Hannon

Date:

2/19/21

State of Ohio

County of

Clark

The foregoing instrument was acknowledged before me this 19th day of Feb, 2021

by James A Hannon, partner (name of person acknowledged).





JILL L. HARMER
Notary Public
State of Ohio
My Comm. Expires
November 20, 2025


Jill L Harmer
Notary Public Signature


My commission expires: 11/20/25

LEGEND

-  = Duplex Outlet Standard 16"H A.F.F.
-  = Need Duplex Outlet and Data Pull String Here


= TV Locations to have quad outlet and data port with pull string 60"H A.F.F. COAX

 = Glass Walls, and glass doors for conference room

 = Printer Areas to have quad outlet and data port with pull string

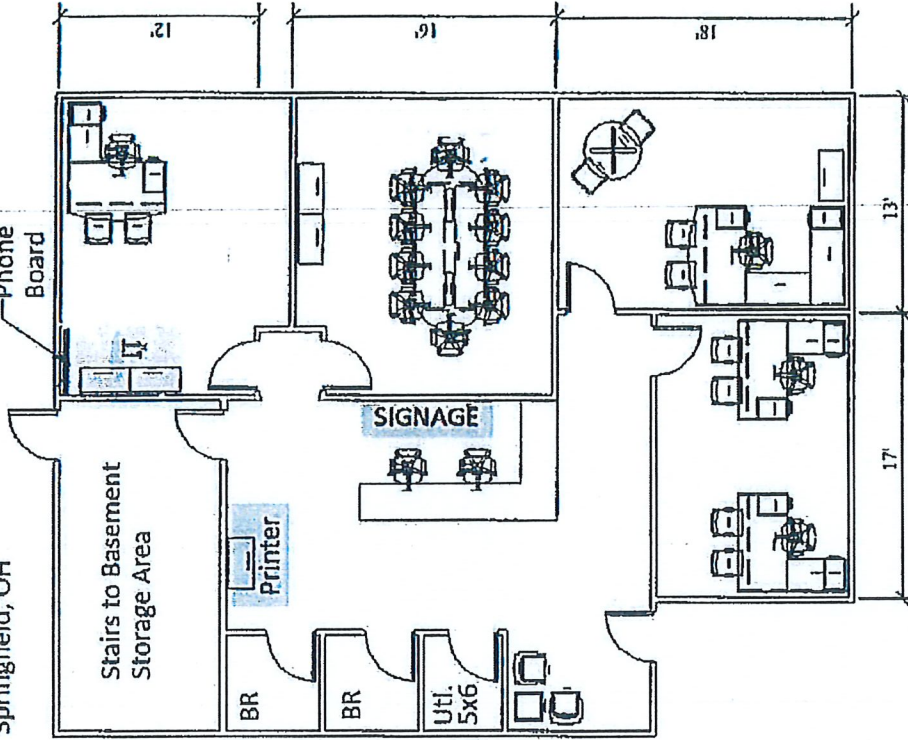
 = IT Plywood Backboard, 4x8 Sheet - NEMA Plug

*Mount the plywood starting at the ceiling

 = VCT Flooring

 = Accent Walls TBD

1146 E. Home Road, Suite A
Springfield, OH



CLARIFICATION DRAWING 4-27-16

CARE MAXINE M	2835 ASHLAR DR	SPRINGFIELD, OH 45503
CARE MAXINE M	2835 ASHLAR DR	SPRINGFIELD, OH 45503
GIRGIS NADAR	1180 E HOME RD STE P	SPRINGFIELD, OH 45503
GIRGIS PROPERTIES LLC	1180 E HOME RD UNIT P	SPRINGFIELD, OH 45503
K C REAL PROPERTY LLC	1164 E HOME RD SUITE J	SPRINGFIELD, OH 45503
LINKHART JAMES	10371 BUTTERFLY PALMS #817	FORT MYERS, FL 33966
LY PETER	750 COUNTY ROAD 57 E	BELLEFONTAINE, OH 43311
MC GINNIS MOLLY	1184 E HOME RD	SPRINGFIELD, OH 45503
S J STROUD LLC	1186 E HOME RD	SPRINGFIELD, OH 45503
SPRINGFIELD CARDIOLOGY LLC	1174 E HOME RD	SPRINGFIELD, OH 45503
TARGET ENTERPRISES	1140 E HOME RD	SPRINGFIELD, OH 45503
Toni Nail	1219 W First St	Springfield, OH 45504

Agenda Item # 6

Case #21-A-09

Conditional Use

STAFF REPORT

TO: Board of Zoning Appeals

DATE: March 10, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Case #21-A-09

GENERAL INFORMATION:

Applicant: Springfield Animal Hospital, 2126 N Limestone St.,
Springfield, OH 45503

Owner: Krishnas Limestone LLC, 8868 Wildfire Ct., Centerville,
OH 45458

Purpose: For a conditional use permit – veterinary clinic

Location: 2200 N Limestone Street, Suite 100

Size: 4.5 acres

Existing Land Use and Zoning: Office, zoned CC-2

Surrounding Land Use and Zoning: North: Commercial, CC-2
East: Commercial, CC-2
South: Commercial, CC-2
West: Commercial, CC-2

Applicable Regulations: Chapter 1172.05 Board of Zoning Appeals: Conditional
Uses
Chapter 1118.04 Conditional Uses

File Date: February 22, 2021

BACKGROUND:

The applicant seeks a conditional use permit to open a veterinary clinic in a vacant tenant space. The clinic is currently located at 2126 N limestone St and the applicant states they have outgrown their current space.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and

shall find adequate evidence showing that the proposed conditional use at the proposed location:

- (1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: It would not.

- (2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: Yes.

- (3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: Yes.

- (4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: Yes. It is an existing building.

- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Staff Comment: Yes.

- (6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: It will not.

- (7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: Yes, it does.

RETURNED REPORTS FROM STAFF:

Service Department:	Recommend approval
Building Inspections:	Recommend approval; building code issues that arrive will be addressed during the permit process.
Engineering Division:	Recommend approval
Fire Department:	Recommend approval
City Manager's Office:	Recommend approval

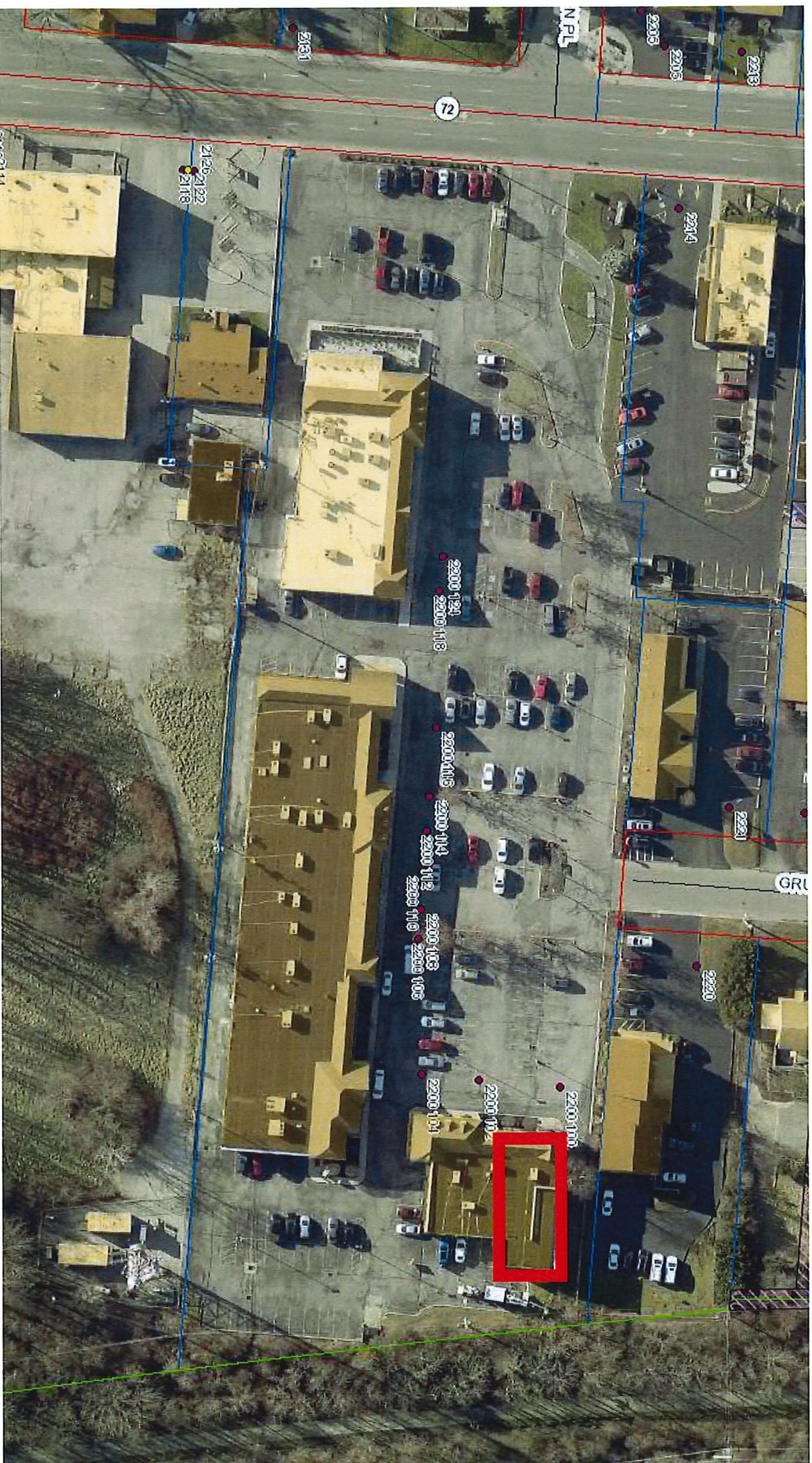
STAFF RECOMMENDATION:

Approval of the conditional use permit.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

#21-A-09
2200 N Limestone St.



#21-A-09
2200 N Limestone St.





**FOR OFFICE USE ONLY**

Case #: 21-4-09
Date Received: 2/27/01
Received by: ST
Application Fee: \$ 285
Review Type:
☐ Admin ☐ CPB ☒ BZA

GENERAL APPLICATION**A. PROJECT**

1. Application Type & Project Description (attach additional information, if necessary):

Zoning approval for veterinarian clinic. Remodel
of inside of building for use.

2. Address of Subject Property: 2200 N. Limestone St Suite 100 Springfield OH 45503

3. Parcel ID Number(s): 34-00700-03620-1034

4. Full legal description attached? ☐ yes ☒ no

5. Size of subject property: 4.52 Acres / 3100 sq ft

6. Current Use of Property: doctors office

7. Current Zoning of Property: Conditional

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☐ Owner

☒ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): Evelyn Pillon

Title: Hospital Manager

Company (if applicable): Vet Cor of Canterbury DBA Springfield Animal Hospital

Mailing address:

2126 N. Limestone St

City: Springfield State: OH ZIP: 45503

Telephone: (937) 508-5204 Fax: (937) 585-5885

Email

epillon@vetcor.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): Kalpesh Patel

Mailing Address: 8808 Wible Ave Ct

City: Centerville State: OH ZIP: 45458

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**

[Signature]
Signature of Applicant

Signature of Co-applicant

Evelyn Pillon
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio
County of Clark

The foregoing instrument was acknowledged before me this 23rd day of
February, 2021

by Evelyn Pillon (name of person acknowledged).

(seal)



[Signature]
Notary Public Signature

My commission expires: Jan 10, 2024



21-A-09

CITY OF SPRINGFIELD

COMMUNITY DEVELOPMENT DEPARTMENT



PLANNING & ZONING DIVISION BOARD OF ZONING APPEALS APPLICATION

Date: 02/17/2021

Property address: 2200 N. Limestone St Suite 100 Springfield Oh 45503

Requested Action: ☒ Conditional Use
☐ Interpretation of the Zoning Code or Map
☐ Change of a Nonconforming Use
☐ Other

Section of the Zoning code applicable: 1118.04

Purpose of this request, including the improvements or physical changes proposed if this application is approved:

Veterinary clinic in the former cardiologist office. Changes will include lead lined room for x-ray, remodel for surgery, treatment area and additional exam rooms added.

Please

include the following exhibits:

Exhibit A

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific. Use the space that follows (attach additional pages if necessary).

 We have outgrown our current clinic located at 2126 N. Limestone. In order to keep serving the community we need to move to a larger space to maintain growth. There are 15

current employees with plans to add 4-5 more in the next few years. We also bring in clients from surrounding counties.

City of Springfield ■ Community Development Department ■ Planning & Zoning Division

City Hall: 2nd Floor ● 76 E High Street ● Springfield, Ohio 45502

Phone: 937.324.7674 ● Fax: 937.328.3558

City of Springfield ■ Community Development Department ■ Planning & Zoning Division

Signature:  02/17/2021
Applicant Date

Please Print Name: Evelyn Pillion



CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: 2200 N. LIMESTONE, SPRINGFIELD OH
Parcel No.: 34-00780-03620-1034
Acreage: 4.53 ACRES

Agent Name: EVELYN PILLION
Agent Tax Mailing Address: 2126 NORTH LIMESTONE ST.
SPRINGFIELD, OH 45503
Agent Phone Number: 937-508-5204

Owner Name: KRISHNAS LIMESTONE LLC - KALPESH PATEL
Owner Tax Mailing Address: 8868 WILDFIRE CT
CENTERVILLE, OH 45458-6073
Owner Phone Number: 937-689-0067

Requested Action
(to be conducted by SUBMIT APPLICATION FOR SUITE 100
Agent, authorized by TO BE USED BY VETCOR AS A
owner): VETERINARIAN CLINIC

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner
signature:

Kal Patel

Printed name:

KALPESH PATEL

Date:

2/19/21

State of Ohio

County of

Montgomery

The foregoing instrument was acknowledged before me this 19 day of Feb, 2021

by

Kal Patel

(name of person acknowledged).

(seal)



[Signature]
 Notary Public Signature

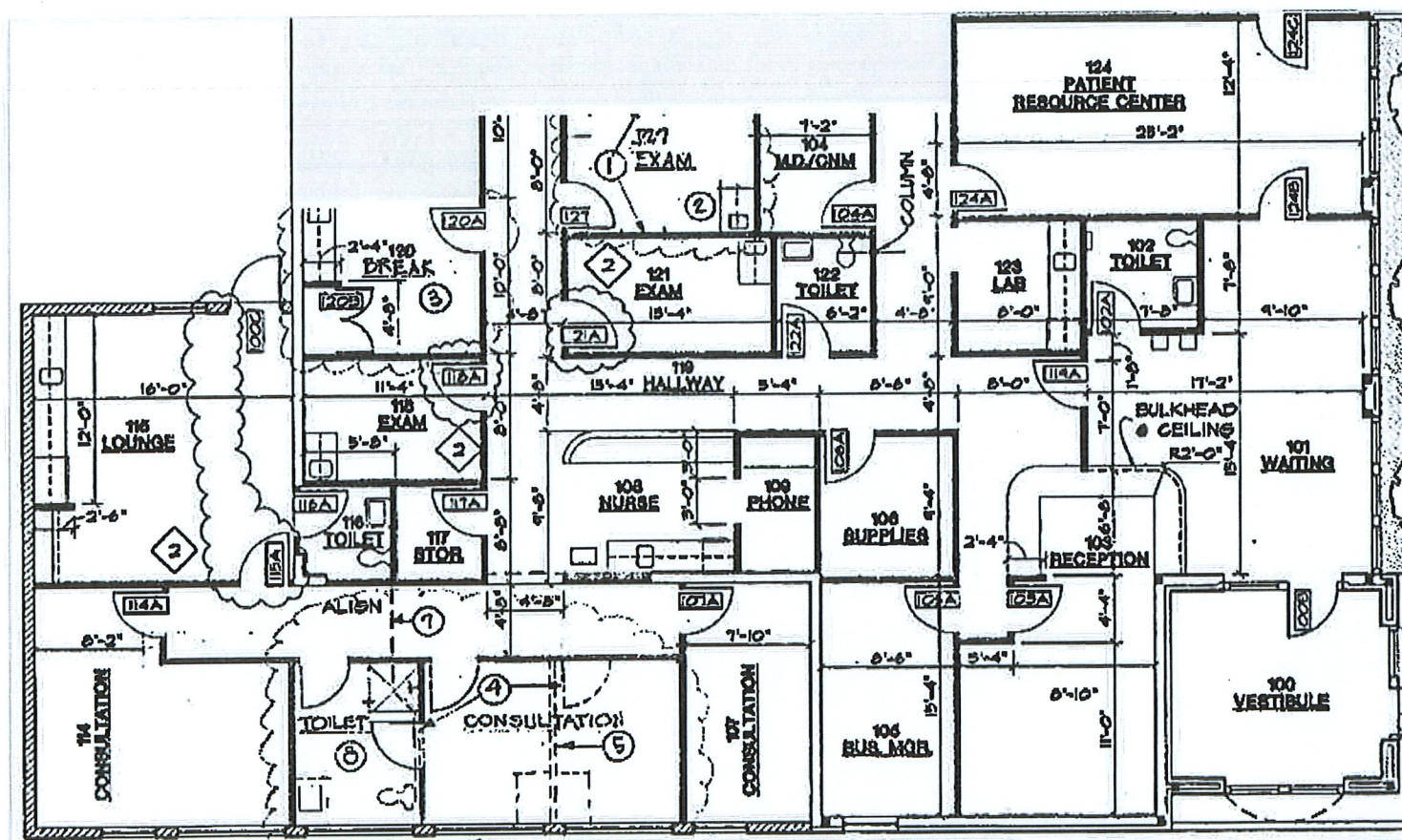
My commission expires:

3/2/21



2200 Limestone Suite 100

3,100 Sq. Ft.



BALCHAN DOUGLAS J & JANE C	2211 WOODWARD AVE	DETROIT, MI 48201
BALCHAN DOUGLAS J & JANE C	2211 WOODWARD AVE	DETROIT, MI 48201
BANCOHIO NATIONAL BANK	4 WEST MAIN ST	SPRINGFIELD, OH 45502
BD OF CLARK CO COMMISSIONERS	50 E COLUMBIA ST	SPRINGFIELD, OH 45502
COLLINS HOLDINGS LIMITED	536 ARCHER LN	SPRINGFIELD, OH 45503
DHINGRA FAMILY LIMITED PARTNERSHIP	2760 KILKENNEY DR	SPRINGFIELD, OH 45503
FOLLMER CALEB B & RACHELE	146 N KENSINGTON PL	SPRINGFIELD, OH 45504
GRUBE PROPERTIES LLC	584 VALE RD	SPRINGFIELD, OH 45504
HAEUSSLER SPRINGFIELD LLC	1053 E TURTLECREEK UNION RD	LEBANON, OH 45036
HOME ROAD HEALTH LLC	415 E HOME RD	SPRINGFIELD, OH 45503
HOUSEMAN ENTERPRISES LLC	2221 GRUBE ST	SPRINGFIELD, OH 45503
HUMA A BASHIR LLC	2685 KILKENNY CT	SPRINGFIELD, OH 45503
JAYJOHN & KROGG PROPERTIES LLC	2220 GRUBE ST	SPRINGFIELD, OH 45503
KRISHNAS LIMESTONE LLC	8868 WILDFIRE CT	CENTERVILLE, OH 45458
LACEY MICHAEL J JR	142 N KENSINGTON PL	SPRINGFIELD, OH 45504
NEILSON PROPERTY LTD	4000 COLUMBUS AVE	SANDUSKY, OH 44870
NORTH LIMESTONE PROPERTIES LLC	1219 W FIRST ST	SPRINGFIELD, OH 45504
PETTIT DENNIS G	7038 CHAMA TRL	ENON, OH 45323
SIDDIQI ZAHID H & JENNIFER A	337 MABEL CT	LONDON, OH 43140
SPRINGFIELD NEPHROLOGY REAL ESTATE	2205 N LIMESTONE ST	SPRINGFIELD, OH 45503
TIFFZ REAL ESTATE HOLDINGS LLC	2131 N LIMESTONE ST STE 1	SPRINGFIELD, OH 45503

Evelyn Pillion

Agenda Item # 7

Case #21-A-10

Variance

STAFF REPORT

TO: Board of Zoning Appeals

DATE: March 10, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Case #21-A-10

GENERAL INFORMATION:

Applicant: Mariana Collazo, 338 Burgoyne St., Delaware, OH 43015

Owner: Mariana Collazo, 338 Burgoyne St., Delaware, OH 43015

Purpose: For a variance from Chapter 1101.03 to allow for an accessory structure on a lot without a principal structure

Location: 2502 Lagonda Ave

Size: 0.43 acre

Existing Land Use and Zoning: Residential, zoned RS-8

Surrounding Land Use and Zoning: North: Residential, RS-8
East: Residential, RS-8
South: Residential, RS-8
West: Residential, RS-8

Applicable Regulations: Chapter 1172.06 Variances
Chapter 1101.03 General

File Date: February 22, 2021

BACKGROUND:

The applicant seeks a variance to allow an accessory structure on a residential lot without a principal structure. The parcel currently has a house and a large garage. The owner wants to split the parcel into two, leaving the house on one parcel and the garage on the other. The applicant states she moved from Springfield and the person she is selling the house to can't maintain the garage. The current owner would maintain ownership of the garage as she still has use for it.

Chapter 1101.03 states "except for open off-street parking, an accessory use or structure shall not be located on a lot without a principal use to which it is accessory."

Staff's opinion is permitting the garage to be on a separate parcel would not benefit the neighborhood or community and would likely further lead to deterioration of the garage since the

owner does not live in the city. It would be in the best interest of the city for the garage to remain on the same parcel as the house.

ANALYSIS for Variance:

The Board may grant a variance only where there exists a “practical difficulty” as defined by the courts in Ohio in established case law. The Ohio Supreme Court’s decision in Kisil v. City of Sandusky, (1984) 12 Ohio State 3d 30, is a land mark decision in establishing common law governing variances by distinguishing between “use” and “area variances.” Area variances involve an exception from such requirements as yard, lot, and height standards. The Supreme Court established that a practical difficulty must exist before an area variance can be granted.

Then subsequent to this case, in Duncan v. Village of Middlefield, (1986) 23 Ohio 3d 83, the Ohio Supreme Court more fully explained the practical difficulty standards. The factors to be considered and weighed in determining whether a property owner seeking a variance has encountered a practical difficulty in the use of his/her property include, but are not limited to:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Staff Comment: Yes. The parcel could remain intact keeping the garage and house on a single parcel.

2. Whether the variance is substantial;

Staff Comment: Yes.

3. Whether the essential character of the neighborhood will be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Staff Comment: Yes. It is staff’s opinion that an out of town owner would not maintain the garage in a way that would benefit the community

4. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer);

Staff Comment: No.

5. Whether the property owner purchased the property with the knowledge of the zoning restrictions;

Staff Comment: No.

6. Whether the property owner’s predicament can be obviated through some method other than a variance; or

Staff Comment: Yes. The parcel could remain as is, keeping the house and garage on the same parcel.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Staff Comment: No.

RETURNED REPORTS FROM STAFF:

Service/Engineering Department: Recommend approval

Building Inspections: Recommend approval

Engineering Division: Recommend approval

Fire Department: Recommend approval

City Manager's Office: Recommend approval

STAFF RECOMMENDATION:

Denial of the variance.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

#21-A-10
2502 Lagonda Ave.



#21-A-10
2502 Lagonda Ave.







21-A-10

FOR OFFICE USE ONLY	
Case #:	21-A-10 21-A-10
Date Received:	2/22/21
Received by:	ST
Application Fee: \$	285
Review Type:	<input type="checkbox"/> Admin <input checked="" type="checkbox"/> CPB <input type="checkbox"/> BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

I would like a change of zoning of my property through a
variance in order to ultimately subdivide the property.

2. Address of Subject Property: 2502 LaGonda Ave. Springfield, OH. 45503

3. Parcel ID Number(s): 3400700024305014

4. Full legal description attached? ☐ yes ☒ no

5. Size of subject property: .41 acres

6. Current Use of Property: Residential

7. Current Zoning of Property: Residential

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner

☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): Mariana Collazo

Title: _____

Company (if applicable): _____

Mailing address:

338 Burgoyne St.

City: Delaware State: Ohio ZIP: 43015

Telephone: (740) 816-9807 Fax: () _____

Email

suarezk@live.com

City of Springfield ■ Community Development Department ■ Planning & Zoning Division
City Hall: 2nd Floor • 76 E High Street • Springfield, Ohio 45502
Phone: 937.324.7674 • Fax: 937.328.3558

3. If the applicant is agent for the property owner:

Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**

Mariana Collazo
Signature of Applicant

Signature of Co-applicant

MARIANA COLLAZO
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Delaware

The foregoing instrument was acknowledged before me this 19th day of
February, 2021

by Mariana L Collazo (name of person acknowledged).

(seal)



Sharon A. Adamson
Notary Public Signature

My commission expires: 04-20-2021



Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS - VARIANCE APPLICATION

Date: 2/17/2021

Property address: 2502 LaGorda Ave. Springfield, OH 45503

Section of the Zoning code applicable: _____

Purpose of this request, including the improvements or physical changes proposed if this application is approved:

I would like to have a variance considered on my property in order to ultimately subdivide the property into a parcel with a single-family home and a parcel with a pole barn.

Please include the following exhibits:

Exhibit A

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific (attach additional pages if necessary).

I got married and moved and plan to sell my home to a woman who is not able to properly care for the polebarn in addition to the home (i.e. single mother, full-time teacher).
I would like to subdivide the property to maintain ownership of the polebarn. No physical changes will be made, unless required for variance or subdivision.

An appeal for a variance to the Zoning Code cannot be granted by the Board of Zoning Appeals unless the following factors are shown to exist. Therefore, for each factor explain in detail how each applies to your appeal: (Please write on additional sheets of paper if you need more space).

1. The property in question cannot yield a reasonable return and there can be no beneficial use of the property without the variance. The variance would relieve a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience to the appellant.

I need to sell this home, as I've moved and got married.
The person planning on buying the home is not capable of maintaining
the pool barn. However, I still have use for the pool barn.

2. The variance is not substantial, i.e. the modification in the requirement that is being requested is not a significant amount in comparison to the requirement.

There would be no physical modifications made to the
property. It would appear as is, but be considered two
parcels, rather than one.

3. The essential character of the neighborhood, i.e. adjacent properties, will not be substantially altered or suffer a substantial detriment as a result of the variance.

There would be no physical changes made to the
property.

4. The variance will not adversely affect the delivery of governmental services such as water, sewer.

There would be no physical changes made to
the property.

5. The property owner was not aware of the zoning restrictions when purchasing the property.

This is correct.

6. There is no other feasible method of solving the property owner's predicament.

This procedure is the appropriate method for resolving this issue. There are no known alternatives.

7. The spirit and intent behind the zoning requirement will be observed and substantial justice done by granting the variance.

That is correct.

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**

Signature of Applicant

Signature of Co-applicant

MARINA COMAZO
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Delaware

The foregoing instrument was acknowledged before me this 19th day of February, 2021

by Mariang L Collazo (name of person acknowledged).

(seal)



Sham A Admin

Notary Public Signature

My commission expires: 04.20.2021

APPROVED
CLARK COUNTY MAP DEPT
L. I. S.
JUL 30 2009

BK: 1881 PG: 649

☒ LEGAL DESCRIPTION
☐ SURVEY PLAT/LOT SPLIT
☐ SUBDIVISION/ANNEXATION

200900011592
Filed for Record in
CLARK COUNTY, OH
NANCY PENCE, RECORDER
07-30-2009 At 10:22 am.
WARRANTY 36.00
OR Volume 1881 Page 649 - 651

GENERAL WARRANTY DEED

Jeff Donnella Doogs, Married, William Hell Ervin, Unmarried and Jill Ilean Severt, Unmarried of Clark County, Ohio Grantor(s), for valuable consideration paid, grant(s) with general warranty covenants to Mariana L. Haythe, Grantee(s), whose tax mailing address is: 2502 Lagonda Avenue, Springfield, Ohio 45503, the following described **REAL PROPERTY**:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION MADE A PART
HEREOF.

The warranties of this Deed are subject to zoning ordinances, easements, reservations, covenants, and restrictions of record, if any, and taxes and assessments, general or special, which are a lien but not yet due and payable.

Prior Instrument Reference: Volume 1404, Page 581
Parcel Number: 340-07-00024-305-014
Property Address: 2502 Lagonda Avenue, Springfield, Ohio

Mickey Doogs, the spouse of the Grantor, releases all rights of dower therein on said deed.

Executed this 23rd day of July, 2009.

Jeff Donnella Doogs
Jeff Donnella Doogs

Mickey Doogs
Mickey Doogs

William Hell Ervin
William Hell Ervin

Jill Ilean Severt
Jill Ilean Severt

Transferred
Sale Price 118,200
2310 JUL 30 2009 Hd
George A. Sodders
Auditor

200900011592
SPENCER BEALS
HOLD



BK: 1881 PG: 650

STATE OF Ohio,
COUNTY OF Clark, ss:

Be it remembered, that on this 20th day of July, 2009, before me, the subscriber, personally came the above named Jeff Donnella Doogs and Mickey Doogs, Wife and Husband, the Grantor(s) in the foregoing deed, and acknowledged the signing of the same to be his/her/their voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

Notary Public



SCOTT B. BEALS
Notary Public
State of Ohio
Commission Indefinite

STATE OF Ohio,
COUNTY OF Clark, ss:

Be it remembered, that on this 23rd day of July, 2009, before me, the subscriber, personally came the above named William Hell Ervin, Unmarried and Jill Ilean Severt, Unmarried, the Grantor(s) in the foregoing deed, and acknowledged the signing of the same to be his/her/their voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

Notary Public



SCOTT B. BEALS
Notary Public
State of Ohio
Commission Indefinite

This Instrument prepared by:

John M. Spencer, Attorney at Law
30 Warder Street, Suite 250
Springfield OH 45504
937-324-5154

File No. 15961



BK: 1881 PG: 651

EXHIBIT A - LEGAL DESCRIPTION

Situated in the City of Springfield, County of Clark, State of Ohio, and bounded and described as follows:

Being part of the southwest quarter of Section 24, Township 5, Range 9, M.R.S.

Beginning at a point in the Clark and Union Turnpike, (now Lagonda Avenue) at the southeast, corner of Lot Number Two (2) now (formerly owned by Charles E. Holden) in William H. Berger's Recorded Plat of Lots; running thence with the middle of said Turnpike 85 feet to Samuel Kindleberger's North line; thence West passing a stone 30 feet from the middle of said Pike, with said Kindleberger's North line 198 feet to a stone monument in said North line; thence North 14 feet, more or less, to the East side of an alley in William H. Berger's Plat of Lots; thence with the East side of said alley, 146.10 feet to a stone at the southwest corner of Lot No. 2, thence with the south line of Lot No. 2, 196 feet to the place of beginning. Containing one-half (1/2) acre, more or less.

EXCEPTING from the above described premises and off the south side thereof, a right of way 12 feet in width, reserved to Sarah J. Groves et al, their heirs and assigns, in the deed of said premises to Robert E. Miller and Olive L. Miller, dated March id, 1920 and recorded in Vol. 212, page 600, Deed Records, Clark County, Ohio. Grantors also convey what-ever prescriptive title they may have to a small triangular tract adjacent to the above described tract, at the southwest corner thereof.

Subject to all easements, restrictions and covenants of record.

PPN: 340-07-00024-305-014

7:13

98%

Clark County, Ohio GIS
gis.clarkcountyauditor.org



Clark County GIS - John S. Federer
(937) 521-1860 - gis@clarkcountyohio.gov



7:13

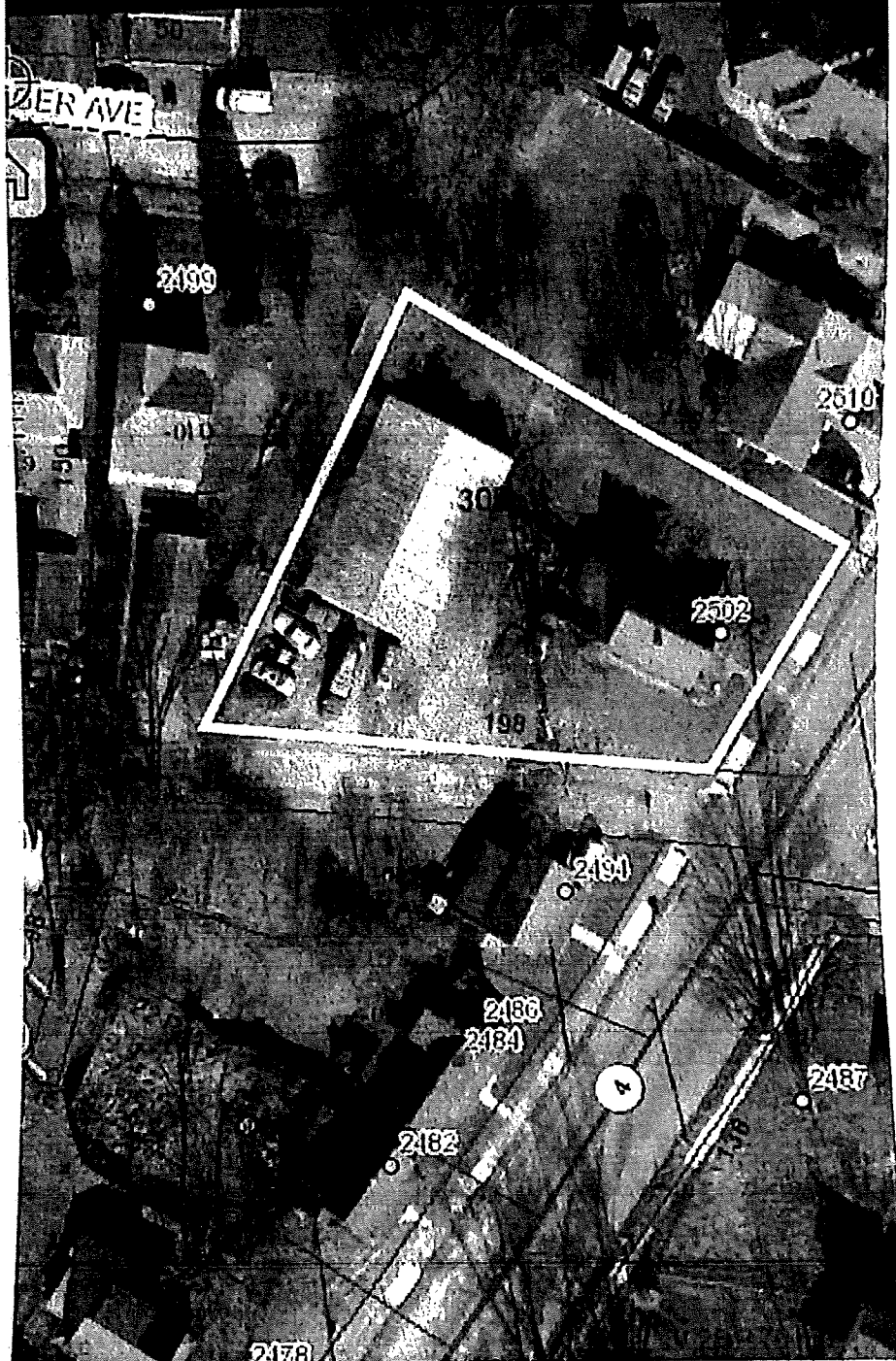
98%



Clark County, Ohio GIS
gis.clarkcountyauditor.org



Clark County GIS - John S. Federer
(937) 521-1860 - gis@clarkcountyohio.gov



BROWN GARY R	2472 LAGONDA AVE	SPRINGFIELD, OH 45503
BROWN GARY R	2472 LAGONDA AVE	SPRINGFIELD, OH 45503
CARE MAXINE M	2835 ASHLAR DR	SPRINGFIELD, OH 45503
CAUDILL JERRY L	2525 LAGONDA AVE	SPRINGFIELD, OH 45503
COCHRAN JOSEPH D	2515 LAGONDA AVE	SPRINGFIELD, OH 45503
COLLINS JOHNNIE VIRGIL	2495 BERGER AVE	SPRINGFIELD, OH 45503
EHRESMAN BRENT J & MARCIA A	3970 STATE ROUTE 235	FAIRBORN, OH 45324
ERVIN KELLY J	2509 HILLTOP AVE	SPRINGFIELD, OH 45503
GILLETTE STACEY ANN	2487 LAGONDA AVE	SPRINGFIELD, OH 45503
HAYTHE MARIANA L	2502 LAGONDA AVE	SPRINGFIELD, OH 45503
KELLY KARI L	613 WAUGH RD	GREENFIELD, OH 45123
LAYWELL KASH J & RUTH A	2419 W JACKSON RD	YELLOW SPRINGS, OH 45387
PESHEK BRUCE J & COLE A	2521 LAGONDA AVE	SPRINGFIELD, OH 45503
PESHEK TY & LORI MC FARLAND PESHEK	3084 SHRINE RD	SPRINGFIELD, OH 45502
PICKLESIMER JULIA S	2530 LAGONDA AVE	SPRINGFIELD, OH 45503
PROPERTY SOLUTIONS PLUS LLC	3844 INTERMEZZO WAY	N LAS VEGAS, NV 89032
PYNE JOHN G & PAMELA J	2510 LAGONDA AVE	SPRINGFIELD, OH 45503
RAINES HOLDINGS LLC	2182 BALLENTINE PIKE	SPRINGFIELD, OH 45502
SPRINGFIELD ADVANTAGE LLC	2184 E POSSUM RD	SPRINGFIELD, OH 45502
TAYLOR JULIA M TRUSTEE	2499 BERGER AVE	SPRINGFIELD, OH 45503
TAYLOR JULIA M TRUSTEE	6416 FAIRFIELD PIKE	ENON, OH 45323
TEN ENTERPRISES	560 E HIGH ST	SPRINGFIELD, OH 45505
WALLEN JAMES K	2356 SAINT PARIS PIKE	SPRINGFIELD, OH 45504
WARREN AMY	2494 LAGONDA AVE	SPRINGFIELD, OH 45503
WILLIAMS VIVIAN	2479 LAGONDA AVE	SPRINGFIELD, OH 45503
WILSON JASON ERIC	2515 HILLTOP AVE	SPRINGFIELD, OH 45503
WINTERS RICK W	2478 LAGONDA AVE	SPRINGFIELD, OH 45503
WIRKNER JAMES D & LISA R	2529 LAGONDA AVE	SPRINGFIELD, OH 45503
WRIGHT TIMOTHY M	2311 COLUMBUS AVE	SPRINGFIELD, OH 45503
Mariana Collazo	338 Burgoyne St	Delaware, OH 43015

Agenda Item # 8

Case #21-A-11

Variance

STAFF REPORT

TO: Board of Zoning Appeals

DATE: March 10, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Case #21-A-11

GENERAL INFORMATION:

Applicant: Kettering Network Services, 2700 Stratacache Tower,
Dayton, OH 45423

Owner: Kettering Network Services, 1 Prestige Pl., Miamisburg,
OH 45342

Purpose: For a variance from Chapter 1150 to allow for a structure in
a front yard setback

Location: 2300 N Limestone St

Size: 4.12 acres

Existing Land Use and Zoning: Commercial, zoned CC-2

Surrounding Land Use and Zoning: North: Residential, RM-12
East: Residential, RS-5
South: Commercial, CC-2
West: Residential, RS-5

Applicable Regulations: Chapter 1172.06 Variances
Chapter 1101.03 General

File Date: February 22, 2021

BACKGROUND:

The applicant seeks a variance to construct an emergency generator in a front yard setback along E Home Road near the bike path. Kettering Health plans to construct an outpatient medical facility in the former grocery store. The generator is required by the state for a freestanding emergency department. The applicant states the proposed location in the setback along E Home Road is necessary to maintain access and room to maneuver to the dock on the east side of the structure. The generator will be placed approximately seven feet from the E Home Road property line.

ANALYSIS for Variance:

The Board may grant a variance only where there exists a “practical difficulty” as defined by the courts in Ohio in established case law. The Ohio Supreme Court’s decision in Kisil v. City of Sandusky, (1984) 12 Ohio State 3d 30, is a land mark decision in establishing common law governing variances by distinguishing between “use” and “area variances.” Area variances involve an exception from such requirements as yard, lot, and height standards. The Supreme Court established that a practical difficulty must exist before an area variance can be granted.

Then subsequent to this case, in Duncan v. Village of Middlefield, (1986) 23 Ohio 3d 83, the Ohio Supreme Court more fully explained the practical difficulty standards. The factors to be considered and weighed in determining whether a property owner seeking a variance has encountered a practical difficulty in the use of his/her property include, but are not limited to:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Staff Comment: Yes. It could be placed elsewhere on the property.

2. Whether the variance is substantial;

Staff Comment: Yes.

3. Whether the essential character of the neighborhood will be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Staff Comment: No.

4. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer);

Staff Comment: No.

5. Whether the property owner purchased the property with the knowledge of the zoning restrictions;

Staff Comment: No.

6. Whether the property owner’s predicament can be obviated through some method other than a variance; or

Staff Comment: Yes. It could be placed elsewhere on the property

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Staff Comment: Yes.

RETURNED REPORTS FROM STAFF:

Service/Engineering Department: Recommend approval

Building Inspections: Recommend approval

Engineering Division: Recommend denial; this location would conflict with future bridge construction and maintenance.

Fire Department: Recommend approval

City Manager's Office: Recommend approval

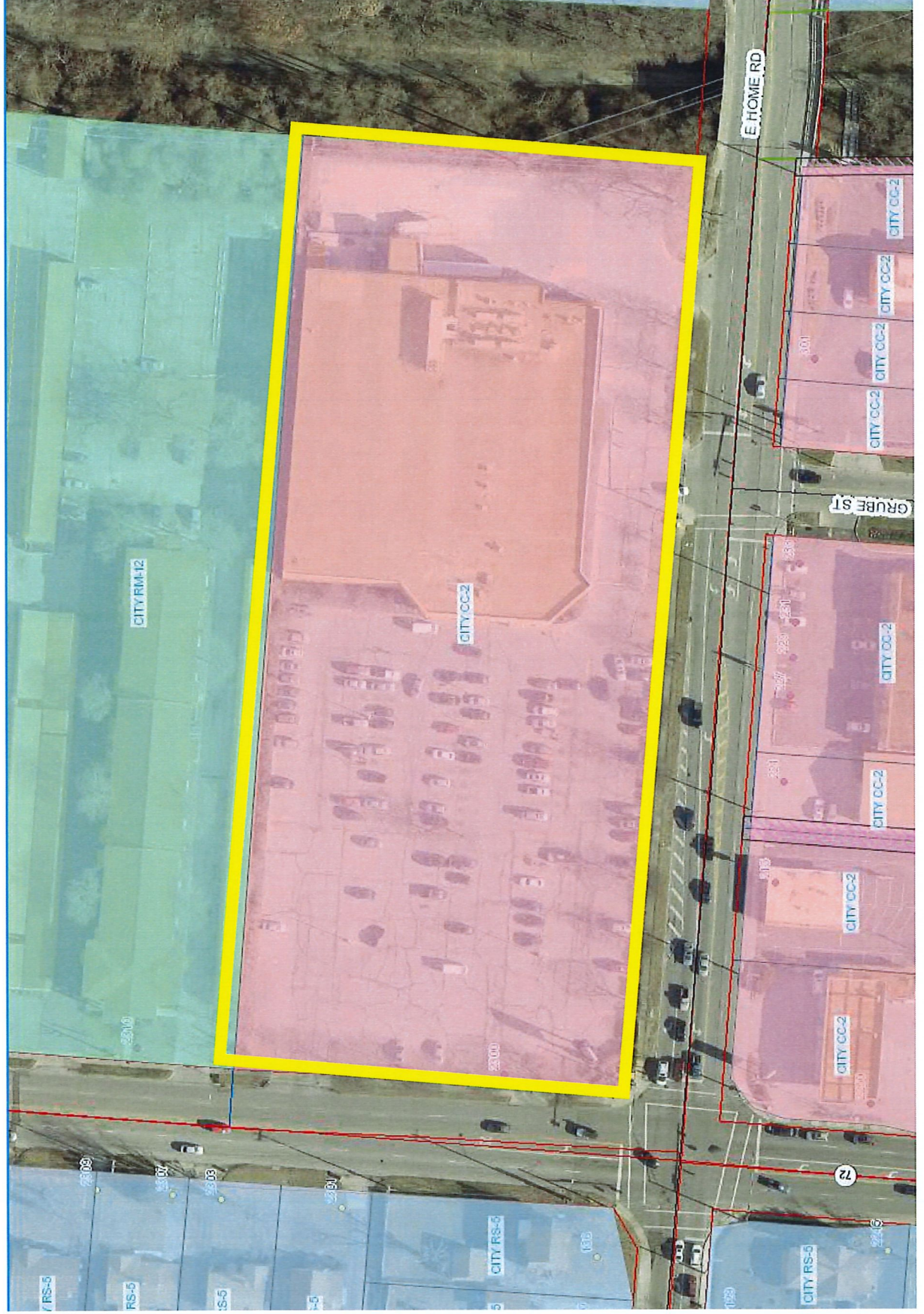
STAFF RECOMMENDATION:

Approval of the variance with the condition the generator be screened with trees along E Home Road.

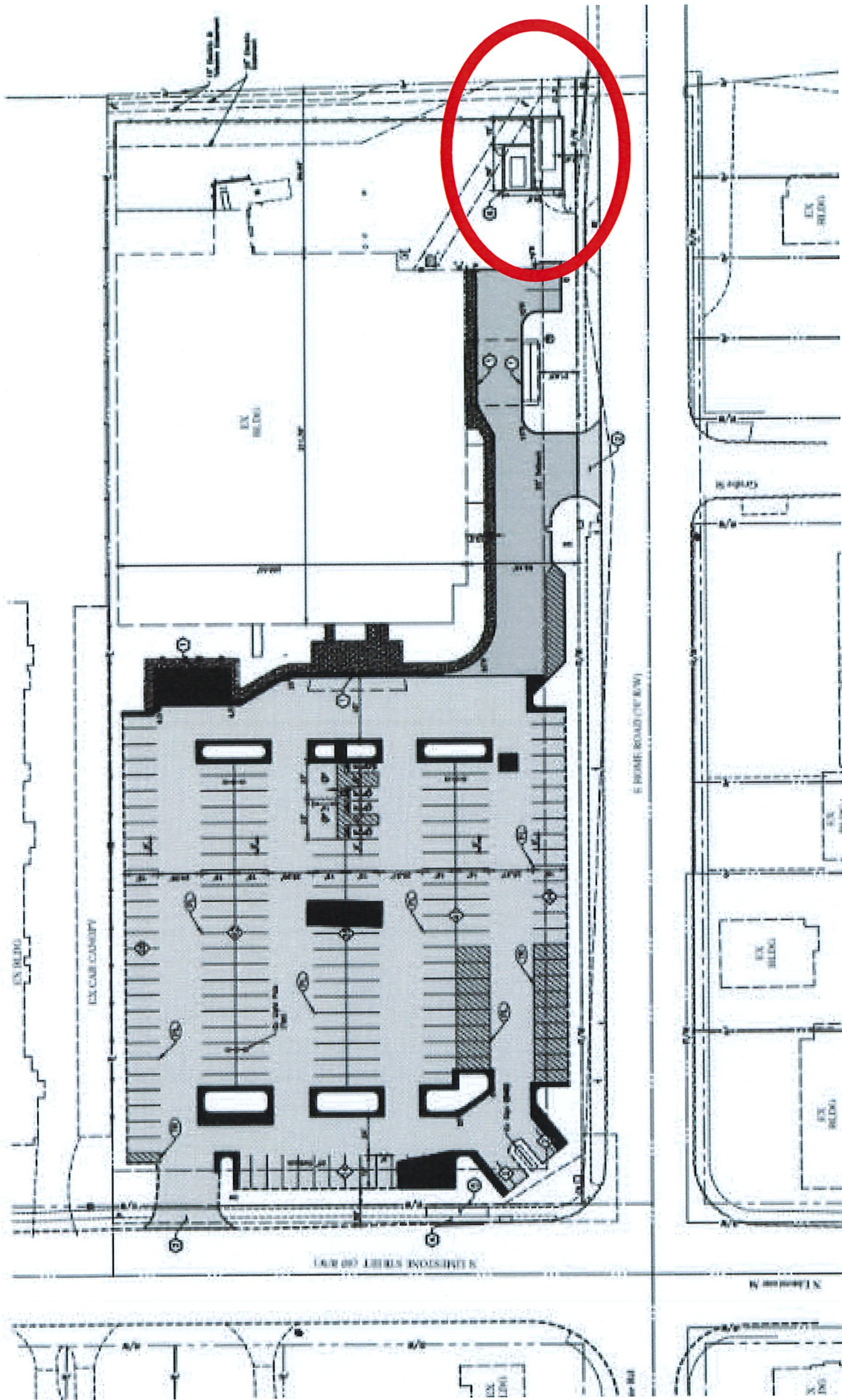
ATTACHMENTS:

1. Vicinity and zoning map
2. Application

#21-A-11
2300 N Limestone St.









☒ Planning & Zoning

FOR OFFICE USE ONLY

Case #: 21-4-11

Date Received: 2/22/21

Received by: ST

Application Fee: \$ 285

Review Type:

☐ Admin ☐ CPB ☒ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (*attach additional information, if necessary*):
Redevelopment of existing grocery store into outpatient medical office facility. Request variance to locate accessory use structure (emergency generator) in Home Road front yard setback.

2. Address of Subject Property: 2300 Limestone Street

3. Parcel ID Number(s): 3400300031402011

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: 4.0099 Acres

6. Current Use of Property: Redeveloped as Outpatient Medical Facility (former grocery store)

7. Current Zoning of Property: CC-2

B. APPLICANT

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☒ Owner

☐ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)

2. Name of Applicant(s) or Contact Person(s): David Montgomery

Title: Attorney

Company (if applicable): Kettering Network Services

Mailing address: 40 2700 Stratacacha Tower

City: Dayton State: OH ZIP: 45423

Telephone: (937) 223-1130 Fax: (937) 223-0339

Email: dmontgomery@psehw.com

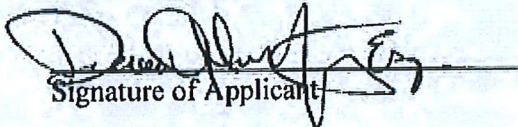
3. If the applicant is agent for the property owner:

Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**


Signature of Applicant

Signature of Co-applicant

David Montgomery, Esq.
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Montgomery

The foregoing instrument was acknowledged before me this 22 day of
February, 2021

by Angeline D. Worley (name of person acknowledged).

(seal)



ANGELINE D WORLEY
Notary Public - State of Ohio
Commission Expires 12-28-24


Notary Public Signature

My commission expires: 12-28-24



 Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS - VARIANCE APPLICATION

Date: February 22, 2021

Property address: 2300 Limestone Street

Section of the Zoning code applicable: Chapter 1150 Yard and Area Requirement

Purpose of this request, including the improvements or physical changes proposed if this application is approved:

To construct an accessory structure within the Home Road front yard
setback, near the back of the property.

Please include the following exhibits:

Exhibit A

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific (attach additional pages if necessary).

Property is being renovated with a change of use from grocery store to outpatient medical facility. An emergency generator is required by the state licensing group for a freestanding emergency department. There is an existing electrical transmission line easement at the rear of the property that precludes the ability to place the generator along the rear (east) property line while maintaining access and maneuverability to the dock structure. Placing the generator behind the dock structure will not allow sufficient access for fuel delivery vehicles.

An appeal for a variance to the Zoning Code cannot be granted by the Board of Zoning Appeals unless the following factors are shown to exist. Therefore, for each factor explain in detail how each applies to your appeal: (Please write on additional sheets of paper if you need more space).

1. The property in question cannot yield a reasonable return and there can be no beneficial use of the property without the variance. The variance would relieve a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience to the appellant.
Site is currently a vacant commercial property. The client intends to redevelop the site into a much needed community health resource. The generator for which the variance is being requested is a critical component of the infrastructure needed to ensure the facility is able to remain operational under emergency conditions.
2. The variance is not substantial, i.e. the modification in the requirement that is being requested is not a significant amount in comparison to the requirement.

Front yard setback for CC-2 zoned property is 20', though there is no requirement for rear and side yard setbacks. We request a 12' encroachment into this setback toward the back edge of the property. 7' of landscaped area would remain.

3. The essential character of the neighborhood, i.e. adjacent properties, will not be substantially altered or suffer a substantial detriment as a result of the variance.

Adjacent property to the south (across Home Road) is a retail block, with paving generally extending up to the public sidewalk. No detrimental impact is anticipated. Adjacent property to the east is Simon Kenton Trail. The property is significantly separated from the rear yard of residential properties by a bridge over the trailway.

4. The variance will not adversely affect the delivery of governmental services such as water, sewer.

No governmental services will be affected.

5. The property owner was not aware of the zoning restrictions when purchasing the property.

Home road was thought to be a side yard, though it was later determined that the property had 2 front yards.

6. There is no other feasible method of solving the property owner's predicament.

Maintaining access to the existing loading docks and location of the existing electrical transmission line easement precludes use of most area east of the building. Locating the generator north of the loading dock will create issues for fuel delivery. Locating the enclosure in front of the building is undesirable.

7. The spirit and intent behind the zoning requirement will be observed and substantial justice done by granting the variance.

Building parking and entrance is accessible only from N Limestone street, with Home road serving as the building side. The accessory structure will be located as close as possible toward the rear of the property, in a location that will provide visual screening of the back edge of the building.

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

David Montgomery, Esq.
Signature of Applicant

Signature of Co-applicant

David Montgomery, Esq.
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Montgomery

The foregoing instrument was acknowledged before me this 22 day of FEBRUARY, 2020

by Angeline D. Worley (name of person acknowledged).
(seal)



ANGELINE D WORLEY
Notary Public - State of Ohio
Commission Expires 12-28-24

Angeline D. Worley
Notary Public Signature

My commission expires: 12-28-24

APPROVED
Clark County Tax Map

DEC 04 2019

☒ Legal Description
☒ Survey Plat / Lotsplit
☒ Subdivision / Annexation

DEED + INADEQUATE
NEXT TRANSFER
REQUIRES A SURVEY

Transferred
Sale Price note

DEC - 4 2019

4529 JR
John S. Federer
Auditor



201900016026 12/04/2019 03:58 PM
Filed for Record in CLARK County, Ohio
Nancy Pence, Recorder Rec Fees: \$42.00
WARR OR Vol 2165 Pgs 2183 - 2185

**LIMITED WARRANTY DEED
(R.C. 5302.07)**

AMVO LLC, an Ohio limited liability company ("Grantor"), for valuable consideration paid, grants with limited warranty covenants to **KETTERING NETWORK SERVICES**, an Ohio corporation for non-profit ("Grantee"), whose tax mailing address is Kettering Health Network, Attn: Accounts Payable, 1 Prestige Place, Miamisburg, Ohio 45342, an undivided interest in the following real property:

See Exhibit A attached hereto and made a part hereof as if fully rewritten herein.

PARCEL ID No.: 3400300031402011

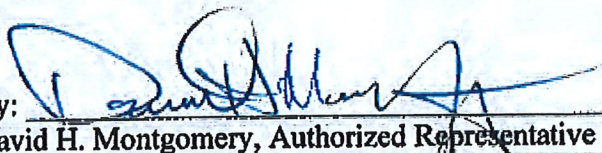
COMMONLY KNOWN AS: 2300 N. Limestone Street, Springfield, Ohio 45503

This conveyance is made expressly subject to all legal highways, easements, restrictions, conditions, and covenants of record, all zoning restrictions, and all taxes and assessments not yet payable, which Grantee assumes and agrees to pay.

PRIOR INSTRUMENT REFERENCE: Volume 2161, Pages 4630-4632 of the Official Records of Clark County, Ohio.

EXECUTED this 3rd day of December, 2019.

AMVO LLC,
an Ohio limited liability company

By: 
David H. Montgomery, Authorized Representative

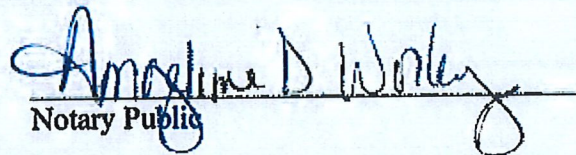
PICKREL SCHAEFFER & EBELING
2700 KETTERING TOWER
DAYTON, OH 45423



201900016026
BK 2165 PG 2184

STATE OF OHIO)
COUNTY OF MONTGOMERY) SS:

The foregoing instrument was acknowledged before me this 3rd day of December, 2019, by David H. Montgomery, as Authorized Representative of Grantor, AMVO LLC, an Ohio limited liability company, on behalf of the Company.


Notary Public



ANGELINE D. WORLEY, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 28, 2019

This Instrument Prepared By: David H. Montgomery, Esq. of Pickrel, Schaeffer & Ebeling, Co., L.P.A.,
2700 Kettering Tower, 40 North Main Street, Dayton, Ohio 45423-2700. 1LW9524



201900016026
BK 2165 PG 2185

EXHIBIT "A"
Legal Description

Situate formerly in the Township of Moorefield, and now annexed to the City of Springfield, in the County of Clark and State of Ohio and bounded and described as follows:

Being part of the Southeast quarter of Section 31, Township 5, Range 10, between the Miami Rivers Survey (Now annexed to the City of Springfield, Ohio). Beginning at a spike in the centerline of Home Road and on the South line of Section 31 at the intersection of said line with the West right of way line of the New York Central Railway; thence with the centerline of the Home Road and the South line of Section 31, North 85° 30' West, 684.95 feet to the centerline of the Urbana Road; thence with the centerline of the Urbana Road, North 4° 38' East, 309.14 feet; thence with the South line of premises conveyed to Christian E. Weber by John G. F. Cook and Ameliz Cook by deed dated August 17, 1929, and recorded in Volume 265, Page 169 Deed Records of Clark County, Ohio, South 85° 30' East, 675.05 feet to a pipe on the West line of the New York Central Railway; thence with said West line, South 2° 48' West, 309.23 feet to the place of beginning. Containing four (4) acres, more or less.

Excepting therefrom the following described property:

Parcel I:

Situate in the City of Springfield, County of Clark and State of Ohio, and Township of Moorefield, and being part of the West half of the Southeast Quarter of Section 31, Township 5, Range 10, M.R.S. Beginning at the intersection of the East line of Limestone Street with the South line of said quarter section; thence with said quarter section line South 85° 30' East 654.95 feet to the West right-of-way line of the C.C.C. & St. Louis Railroad, thence with said West line North 2° 48' East 40.01 feet to a point; thence North 85° 30' West, parallel with the South line of said quarter section, 653.7 feet to the East line of Limestone Street; thence with said East line South 4° 38' West 40 feet to the place of beginning, containing 0.60 of an acre.

Parcel II:

Situate in the City of Springfield, County of Clark and State of Ohio and Township of Moorefield and being a one foot strip North of and adjacent to the above described 40 foot strip and running from the West right-of-way line of the C.C.C. and St. Louis Railroad West 100 feet. Said one foot strip being conveyed for control of vehicular access onto Home Road.

Vol. 30
Pg. 93APPROVED
Clark County Tax Map

VANATTAENGINEERING INC

570 Congress Park Dr • Dayton, OH 45459 • P 937.438.5650 F 937.438.5645

OCT 19 2020

☒ Legal Description
☒ Survey Plat Lotsplit
☐ Subdivision Annexation

October 16, 2020

**KETTERING NETWORK SERVICES
TRACT 1 – 3.948 ACRES**

LOCATED IN SECTION 31, TOWN 5, RANGE 10 M.Rs., CITY OF SPRINGFIELD, COUNTY OF CLARK, STATE OF OHIO AND BEING PART OF THAT 4 ACRE TRACT AS CONVEYED TO KETTERING NETWORK SERVICES BY THE DEED RECORDED IN O.R. 2165, PG. 2183 OF THE OFFICIAL RECORDS OF SAID COUNTY AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A MONUMENT BOX FOUND AT THE INTERSECTION OF THE CENTERLINES OF NORTH LIMESTONE STREET AND EAST HOME ROAD, SAID POINT ALSO LYING ON THE SOUTH LINE OF SAID SECTION 31 AND BEING THE SOUTHWEST CORNER OF SAID 4 ACRE PARCEL;

THENCE WITH THE CENTERLINE OF NORTH LIMESTONE STREET AND THE WEST LINE OF SAID 4 ACRE PARCEL NORTH 05°28'43" EAST, 309.10 FEET TO THE NORTHWEST CORNER OF SAID 4 ACRE PARCEL AND THE SOUTHWEST CORNER OF THAT LAND AS CONVEYED TO COUNTRY VILLAGE, LLC BY THE DEED RECORDED IN O.R. 1855, PG. 1027 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE LEAVING THE CENTERLINE OF NORTH LIMESTONE STREET WITH THE NORTH LINE OF SAID 4 ACRE PARCEL AND THE SOUTH LINE OF SAID COUNTRY VILLAGE, LLC LAND, SOUTH 84°39'17" EAST, 40.00 FEET TO AN IRON PIPE FOUND IN GOOD CONDITION ON THE EAST RIGHT OF WAY OF NORTH LIMESTONE STREET AND THE TRUE POINT OF BEGINNING OF THE TRACT HERIN DESCRIBED;

THENCE CONTINUING WITH THE NORTH LINE OF SAID 4 ACRE PARCEL AND THE SOUTH LINE OF SAID COUNTRY VILLAGE, LLC LAND SOUTH 84°39'17" EAST, 635.05 FEET TO AN IRON PIPE FOUND IN GOOD CONDITION AT THE NORTHEAST CORNER OF SAID 4 ACRE PARCEL, THE SOUTHEAST CORNER OF SAID COUNTRY VILLAGE, LLC LAND AND A POINT ON THE WEST LINE OF THAT LAND AS CONVEYED TO

THE CITY OF SPRINGFIELD, OHIO BY THE DEED RECORDED IN O.R. 1261, PG. 157,
OF THE OFFICIAL RECORDS OF SAID COUNTY ;

THENCE WITH THE EAST LINE OF SAID 4 ACRE PARCEL AND THE WEST LINE OF
SAID THE CITY OF SPRINGFIELD, OHIO LAND SOUTH 03°38'43" WEST, 268.22 FEET
TO A 5/8" IRON PIN SET CAPPED VAN ATTA # 7354 ON THE NORTH RIGHT OF WAY
LINE OF EAST HOME ROAD;

THENCE WITH THE NORTH RIGHT OF WAY LINE OF EAST HOME ROAD THE
FOLLOWING COURSES, NORTH 84°39'17" WEST, 100.00 FEET TO A 5/8" IRON PIN SET
CAPPED VAN ATTA # 7354;

THENCE SOUTH 05°20'43" WEST, 1.00 FEET TO A 5/8" IRON PIN SET CAPPED VAN
ATTA # 7354;

THENCE NORTH 84°39'17" WEST, 543.63 FEET TO A 5/8" IRON PIN SET CAPPED VAN
ATTA # 7354 ON THE WEST RIGHT OF WAY LINE OF NORTH LIMESTONE STREET;

THENCE WITH THE WEST RIGHT OF WAY LINE OF NORTH LIMESTONE STREET
NORTH 05°28'43" EAST, 269.10 FEET TO THE TRUE POINT OF BEGINNING
CONTAINING 3.948 ACRES MORE OR LESS SUBJECT HOWEVER TO ALL LEGAL
HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE
COORDINATE SYSTEM, GRID SOUTH ZONE 3402, GEOID 2012A.

NOTE: THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY IN APRIL 2019 UNDER
MY DIRECT SUPERVISION, JEFFREY A. VAN ATTA, REGISTERED PROFESSIONAL
SURVEYOR NUMBER 7354 OF THE STATE OF OHIO AND THAT ALL MONUMENTS FOUND
OR SET, CORRECTLY REPRESENTS THE BOUNDARIES HEREIN DESCRIBED.



Jeffrey A. Van Atta
JEFFREY A. VAN ATTA, PS #7354

10/16/2020
DATE

BOST CONSTANCE E	2325 REBECCA DR	SPRINGFIELD, OH 45503
BOST CONSTANCE E	2325 REBECCA DR	SPRINGFIELD, OH 45503
COVENTRY VILLAGE LLC	383 S 3RD ST	COLUMBUS, OH 43215
CRAIG BRYAN D	129 E HOME RD	SPRINGFIELD, OH 45504
DIXON EDWIN D & BEVERLY E	1921 ELAINA DR	SPRINGFIELD, OH 45503
EGGER PROPERTIES LLC	5575 ANSON PL	SPRINGFIELD, OH 45502
FINCH THOMAS L	2245 N LIMESTONE ST	SPRINGFIELD, OH 45503
FIRST NATIONAL BANK OF SPRINGFIELD	2026 W MAIN ST	SPRINGFIELD, OH 45504
GIANT DAYTON LLC	1806 N FRANKLIN ST	TAMPA, FL 33602
HARRIS CHRISTINE A	2034 W MILE RD	SPRINGFIELD, OH 45503
HENDERSON JAMES V & WILMA J	2307 N LIMESTONE ST	SPRINGFIELD, OH 45503
HOME ROAD HEALTH LLC	415 E HOME RD	SPRINGFIELD, OH 45503
JACKSON CARLTON A	2339 REBECCA DR	SPRINGFIELD, OH 45503
JACKSON VIRGINIA	2349 REBECCA DR	SPRINGFIELD, OH 45503
KETTERING NETWORK SERVICES	1 PRESTIGE PL STE 910	MIAMISBURG, OH 45342
KNEISLEY JACK R	260 DOVER RD	SPRINGFIELD, OH 45504
MARKAR PROPERTIES LLC	120 DOVER RD	SPRINGFIELD, OH 45504
RIDGEWOOD GROUP LLC THE	2345 E HIGH ST	SPRINGFIELD, OH 45505
RIDGEWOOD GROUP THE	2345 E HIGH ST	SPRINGFIELD, OH 45505
ROBE REALTY	PO BOX 383	NEW CARLISLE, OH 45344
RUSCHAU REAL ESTATE LLC	518 GRANTS TRL	CENTERVILLE, OH 45459
SHERWOOD NANCY A	2311 REBECCA DRIVE	SPRINGFIELD, OH 45503
SIEGEL ADELE M	2323 N LIMESTONE ST	SPRINGFIELD, OH 45503
TAYLOR DAWN D	2319 REBECCA DR	SPRINGFIELD, OH 45503
WHITAKER GARTH S	2333 REBECCA DR	SPRINGFIELD, OH 45503
David Montgomery	2700 Stratacache Tower	Dayton, OH 45423

2021 BOARD OF ZONING APPEALS ATTENDANCE

BOARD MEMBERS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
		20	17	15	19	17	21	19	16	20	18	15	20
Dori Gaier Reso. 6048	5-11-2019 5-11-2012	P	P										
Denise Williams Reso. 6059	8-03-2019 8-03-2022	P	A										
Matthew Ryan Reso. 5839	7-28-2020 8-11-2023	P	A										
Mark Brown Reso. 5869	1-20-2018 3-13-2021	P	P										
James Burkhardt Reso. 5880	4-01-2018 3-31-2021	A	P										
Rhonda Zimmers Reso. 5914	1-5-2019 1-06-2022	P	P										
Charles Harris Reso. 6069	11-26-2019 3-26-2022	P	P										

NOTE: The first date shown is the original appointment/reappointment date. The second date represents the most recent term's expiration.
The City Commission Resolution is also listed.



Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

City Planning Board

Regular Meeting - First Monday following the First Tuesday of the Month
7:00 P.M. - City Forum, City Hall, 76 E. High St., Springfield, Ohio

City Planning Board
Meeting Date:

January 11, 2021
February 8, 2021
March 8, 2021
April 12, 2021
May 10, 2021
June 7, 2021
July 12, 2021
August 9, 2021
September 13, 2021
October 11, 2021
November 8, 2021
December 13, 2021

Lotsplit Variance,
Rezoning, and Final
Subdivision
Application
Deadline:

December 21, 2020
January 15, 2021
February 12, 2021
March 22, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 23, 2021
September 20, 2021
October 18, 2021
November 22, 2021

Board of Zoning Appeals

Regular Meeting-Third Monday of the Month
7:00 P.M.- City Forum, City Hall, 76 E. High St., Springfield, Ohio

Board of Zoning

January 20, 2021 *
February 17, 2021 *
March 15, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 16, 2021
September 20, 2021
October 18, 2021
November 15, 2021
December 20, 2021

Application Deadline:

December 28, 2020
January 25, 2021
February 22, 2021
March 29, 2021
April 26, 2021
May 28, 2021
June 28, 2021
July 26, 2021
August 30, 2021
September 27, 2021
October 25, 2021
November 29, 2021

* Denotes meeting day changed to Wednesday due to holiday.

Effective Date: December 2020

Prepared by the Planning and Zoning Division

2021 CITY COMMISSION CALENDAR

JANUARY 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
MARCH 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	Retreat		
MAY 2021						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31				Election Day	
JULY 2021						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
SEPTEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		
NOVEMBER 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	Budget Mtgs		Election Day	

FEBRUARY 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						
APRIL 2021						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	
JUNE 2021						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
AUGUST 2021						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
OCTOBER 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
DECEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	